



North End Road, London, W14 **To Let**

**£17,000 per  
annum**

A1 retail premises  
Busy West London location  
Approx.. 373 sq. ft. - 35 sq. m.  
No premium sought

#### Location:

The property is located on the Northern side of the busy North End Road close to its junction with Hammersmith Road. The unit occupies a strong and highly visible position. There are a wealth of national occupiers nearby including, Tesco Express, Pret A Manger, Argentine Steak House, Olympia Halls, and Pizza Express.

The property is well served in respect of transport Kensington Olympia (District Line) and Overground providing regular access to and from a host of destinations, both in Greater London and further afield. In addition numerous buses pass with close proximity to the property.

#### Description:

The unit is arranged over the ground and basement floors formally used as a hairdressers. This attractive property offers WC and shower facilities in the basement with two treatment rooms and is very well presented.

#### User:

We believe the premises falls under Class A1 Retail Use of the Town & Country Planning (Use Class) (Amendment) Order 2005.

#### Accommodation:

The property offers the following (NIA) approximate dimensions:

##### Net Internal Floor Area:

Ground:	227 sq. ft. - 21.08 sq. m
Basement:	146 sq. ft. - 13.56 sq. m
Total:	373 sq. ft. - 34.65 sq. m

ITZ A 246

#### Terms:

The property is being offered on a new fully repairing and insuring lease for term to be agreed which will be subject to upwardly only rent reviews.

#### Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of: 8,900.00; however interested parties should make their own enquiries to the Business Rates Department at London Borough of Hammersmith & Fulham.

#### EPC:

Energy performance certificate provide a rating of C (67).

#### Legal Fees:

Each party to bear own legal costs.

#### Contact:

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## Map



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